

SNAPSHOT of HOME Program Performance--As of 03/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 12				
% of Funds Committed	97.68 %	92.06 %	2	92.07 %	88	91	
% of Funds Disbursed	81.47 %	82.59 %	7	84.14 %	33	30	
Leveraging Ratio for Rental Activities	10.8	5.51	1	4.79	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	92.23 %	89.54 %	8	81.45 %	37	44	
% of Completed CHDO Disbursements to All CHDO Reservations***	77.84 %	69.17 %	3	69.74 %	54	57	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	91.45 %	81.52 %	4	80.97 %	65	73	
% of 0-30% AMI Renters to All Renters***	42.74 %	33.57 %	6	45.50 %	43	43	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	95.63 %	94.16 %	6	95.55 %	30	30	
Overall Ranking:			In State:	3 / 12	Nationally:	70 71	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$11,892	\$14,409		\$26,831	503 Units	69.50 %	
Homebuyer Unit	\$28,589	\$31,179		\$15,029	68 Units	9.40 %	
Homeowner-Rehab Unit	\$10,779	\$20,772		\$20,806	153 Units	21.10 %	
TBRA Unit	\$0	\$548		\$3,228	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (214 PJs)

C = PJ's Annual Allocation is less than \$1 million (283 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Charleston SC

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$106,306	\$77,091	\$12,004
State:*	\$75,978	\$10,772	\$22,360
National:**	\$96,090	\$75,663	\$23,585

CHDO Operating Expenses:
(% of allocation)

PJ:	1.1 %
National Avg:	1.2 %

R.S. Means Cost Index: 0.82

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	27.4	11.8	3.3	0.0	Single/Non-Elderly:	15.4	35.3	15.0	100.0
Black/African American:	70.9	75.0	94.8	100.0	Elderly:	57.6	10.3	66.7	0.0
Asian:	0.8	0.0	0.0	0.0	Related/Single Parent:	23.1	17.6	3.9	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	2.3	26.5	11.1	0.0
Native Hawaiian/Pacific Islander:	0.2	0.0	0.0	0.0	Other:	1.7	10.3	0.7	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.4	11.8	1.3	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	0.2	1.5	0.7	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	66.5	14.7	39.2	0.0	Section 8:	43.9	0.0 [#]		
2 Persons:	14.6	33.8	37.9	0.0	HOME TBRA:	0.0			
3 Persons:	11.2	26.5	9.8	0.0	Other:	1.7			
4 Persons:	4.2	14.7	9.2	100.0	No Assistance:	54.5			
5 Persons:	2.5	2.9	2.0	0.0					
6 Persons:	1.0	2.9	1.3	0.0					
7 Persons:	0.0	4.4	0.0	0.0					
8 or more Persons:	0.0	0.0	0.7	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				177

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Charleston State: SC Group Rank: 70
 (Percentile)
 State Rank: 3 / 12 PJs Overall Rank: 71
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 75.25%	92.23	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.43%	77.84	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	91.45	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.30%	95.63	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.340	3.05	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

